

THE POLITICAL IMPORTANCE OF SMALL LAND HOLDINGS FOR THE HAWAIIAN ISLANDS.

(Read before the Social Science Association by SANFORD B. DOLE.)

The social conditions of the Hawaiian community furnish some difficult political problems, the solution of which will sooner or later be required as an obvious necessity to the continued administration of government.

The nation is mainly composed of five heterogeneous races—the aboriginal, Anglo-Saxon, Chinese, Japanese, and Portuguese; and from the signs of the times, this status—a community made up of races so dissimilar that they will not readily amalgamate—is to be our regular condition for an indefinite time to come.

It is fortunate for the body politic that the Anglo-Saxon element, with its predilection for representative government, holds and has held the preponderant influence in public affairs. But the present is a transition period in which the old system supported by voters of the aboriginal race, largely led by Anglo-Saxon influence, is modified, and the elective franchise is open to all residents, except the Chinese and Japanese. This change gives the ballot to a large number of Portuguese, which number will be continually increased by the growing up of the numerous children of this prolific race. Diplomatic pressure from Japan together with our agricultural dependence upon Japanese immigration, may yet give Japanese residents the ballot under some restrictions, and it may even be regarded, by-and-by, as better and safer to afford the same privilege to Chinese residents who have had the benefit of a common school education.

The influence of our broad and vigorous system of state education, is and will be toward the homogeneity of the diverse races; but it may be doubted if this influence will be a sufficient cause for any radical results in this direction for a long time to come. In the meantime the social growth and movement is taking its own course. Plantation work is unpopular, in some localities deservedly so, and there is a constant accretion of town population from plantation communities.

This feature of the population of our towns particularly of Honolulu, if not a dangerous element now, is likely to become so as this class increases and the proportion of the wages to the individual is correspondingly diminished.

For the purposes of this paper I need not refer to the reinforcements that such an element would tend to furnish to the criminal classes or the danger of the initiation of pauperism in our islands from its presence, but I wish to call your attention to the danger the state will incur by the presence of a large body of voters in its towns, who are living in a crowded condition, unaccustomed to regular employment and a stable tenure of house-holdings, unconservative for want of an investment in law and order, so to speak, that is, a money interest in the permanence of law and order, and for all these reasons and others like them, disaffected against society and its authority and regulations. Such a class is a common feature in large cities all over the world, but its members have not everywhere the ballot as they have here; and it is a matter of common experience that where they have the ballot, they form a political element which from its irresponsible and sometimes communistic character is an obstacle to the attainment of a high degree of integrity and ability in the administration of government.

The large numbers of discontented voters attached to the sugar plantations of the country as contract laborers, will not tend to diminish or counteract the evil, but rather to strengthen it.

What then is the remedy or rather the prevention, for the evil as yet in its infancy in comparison with the dimension to which it will attain, if it is let alone? Undoubtedly there are many influences which will tend to check the growth of this danger, but the conservative effects of education and religion will be but lightly felt by many of this class, and all of the other existing conserving influences combined, will still, as in the experience of other communities, be insufficient to meet the difficulty.

If there is any plan which will tend, in the first place, to keep down the numbers of this class and, in the second place, to counteract their unhealthy political pressure by building up a class of conservative voters, it would go far toward the solution of this problem.

The most effective and perhaps the only way of accomplishing this result, and which will, I think, suggest itself to the minds of those who give the matter earnest thought, is a generous opening of our public lands to settlers, giving particular attention to the occupancy of small holdings. The effect will be to constantly absorb the laborers who now flock from the plantations to the towns, and to draw away from the towns a certain surplus population not wanted for the demands of town employment, thus building up a rural population under conditions more favorable to the development of character and individual and family independence than could possibly be afforded by town environment.

Such a system would also constantly attract others, not in the above-mentioned categories, but men of some means, of intelligence, and with a fondness for agricultural life; to whom the climate and the soil, with favorable opportunities of acquiring permanent titles to land, would be sufficient inducements. Some of these would become the men of influence of their respective communities.

It will be conceded that a farming population under conditions something like these, holding their lands in fee simple and for cultivation rather than speculation, would have a healthy influence upon the nation, and that the massing of the larger part of the population in towns, creates a social condition which is menacing to the public welfare; and this healthy influence would be somewhat in the ratio of the proportion of such population to that of the towns.

The answer will be made by some, that admitting all this to be true, there are not sufficient lands in the Hawaiian Islands for the carrying out of such a policy. Our public domain consists of 862,000 acres of Crown land, and 876,000 acres of Government land, of which approximately 4 per cent. is cane and arable land, 2 per cent. coffee and fruit land and 46 per cent. good pasture; the balance of

27 per cent. may be classed as poor grazing and waste land. This gives at very low estimates 78,000 acres of cane land, 35,000 acres of coffee land and 890,000 acres of good pasture land. A large proportion of this pasture land is suitable for farming, needing only fencing in some localities, and in others fencing and irrigation. Estimating this proportion at one-twentieth of the whole, we have an aggregate of 150,000 acres of agricultural land in the public domain, of which some 7000 acres have been laid out as holdings under the Homestead law. A large portion of the balance is leased in large parcels. This area of 150,000 acres, more or less, probably more, is suitable for the carrying out of such a land policy as is outlined above.

Of course such a policy, which would gradually destroy the opportunity of obtaining lands in large parcels, both by way of lease and grant, would meet with opposition from the class who hold and desire to hold large areas of land for grazing and speculative purposes. It would also, in all probability, be opposed by the sovereign. A policy of this character could however hardly fail of becoming popular and of receiving the hearty support of the majority of the voters.

Besides these lands which I have classed as public domain, there is a large area owned by private individuals and corporations, which includes much of the best lands of the kingdom. A considerable part of these private estates, including a great deal of soil suitable for farming, is held merely as grazing and forest lands or as wild land for speculative purposes. Much of this would undoubtedly come into the market under the demand which would be created by an intelligent development of the policy referred to, and much more could be forced into the market by a wise modification of our tax laws whereby private parties would be compelled to improve their estates in accordance with the natural resources of the land, or suffer a penalty in the shape of an increase in the rate of assessment thereon.

As an instance of the probable large proportion of lands held by private parties, I will refer to the district of Kona on the island of Hawaii. The government has in this district, besides 1,745 acres laid out as homesteads, about 2,000 acres of coffee land, and yet, by estimates of good authority, there are at least 25,000 acres of coffee land, all of which, outside of the 3,745 acres already noticed, is private and crown land.

In other parts of the islands are large estates lying waste or devoted to grazing which need only the intelligent application of capital in the line of the development of their resources of water supply for purposes of irrigation, something after the proposed plans of the Oahu Railway and Land Company, to have their market value, and their capacity for supporting inhabitants enhanced many fold.

As to the necessary details of a comprehensive land policy as outlined in this paper, I need say but little. The experiences of other countries in this direction are full of suggestion and information for us in such an enterprise. I am satisfied that our homestead law is not comprehensive enough for this work. It has furnished the Government valuable experience, and has provided, in its experimental stage, which the last biennial period may be called, 213 persons with homesteads, which number is about equally divided between native Hawaiians and foreigners, the latter comprising mainly Portuguese, and Anglo-Saxons in the proportion of three to one.

The homestead law under the vigorous administration of the last biennial period has been doing a work of incalculable value to him who has been doing it well, and if no advance on its system is made, it will continue to be, if intelligently carried out, an important factor in the social problems of the future. It, however, is limited to furnishing farms of not over twenty acres in extent in dry land and two acres in wet land, except in two districts on Maui and two on Hawaii, where the holdings may be 100 acres in extent. The opportunity of acquiring possession to a twenty acre farm in many parts of the islands would not be a very strong inducement to an enterprising man, especially one with a little capital, even if the soil was satisfactory; and it is desirable in such a scheme as the one proposed to gain as many settlers of this class as possible.

It becomes therefore a serious question whether it would be better to make the new policy an enlargement of the one created by the Homestead act, or to amend that act accordingly, or to let the present law remain as it is, to continue to do its beneficent work upon its somewhat humble scale, and carry out the new policy independently of it and by separate laws.

My own impression is that the latter plan would tend to some confusion, and under it the carrying out of the new policy would eventually prejudice or destroy the present one; it might, however, in a natural way absorb it, and do its work without a loss of the advantages already gained under it. It seems, however, that if a comprehensive land policy, such as is herein suggested, should be adopted, it should be instituted as a development of the system established by our present homestead law, in which case the work would inherit the momentum of the existing system and be its natural outgrowth with all of its good features preserved and its defects approximately eradicated.

In this connection the land system of New Zealand may be referred to as being full of interest to us. It has been their policy to encourage the occupancy of their Crown lands, by settlers in small farms, whereby an agricultural population has been rapidly acquired, placing the country in the healthy political and economical condition of a community with a large proportion of its members belonging to a land-owning and cultivating class; how large this proportion is, I cannot say, but a few figures will show how far ahead it is, in this particular, of its neighbors, New South Wales and Victoria. These colonies have made no such intelligent advance in the way of the development of a rural population as has been the case in New Zealand, much of their available land being held in enormous estates by graziers whose titles are a serious obstacle to the best growth of the country.

The population of New Zealand, exclusive of Maories, was, last September, 625,782, and the population of its four cities, Auckland, Wellington, Christchurch and Dunedin, and their suburbs, was, at the same time, 183,092, or about 29 per cent. of the whole, leaving a balance of 442,690 distributed through the farming districts, the gold fields and the smaller towns; while on January 1st, 1890, the aggregate population of New Zealand, New South Wales and Victoria was about 2,200,000, of which 880,000, or 40 per

cent., belonged to the two cities of Melbourne and Sydney alone.

There are four methods by which intending settlers may acquire holdings out of the New Zealand crown lands; first, by cash payments, in which case not more than 640 acres of first class and 2000 acres of second class land in any one district is allowed to each applicant; second, the deferred payment or installment method, in which any person over seventeen years of age may be an applicant, and the holdings are restricted to 20 acres of suburban and 640 acres of rural land. These lands are paid for by semi-annual installments extending over a period of five years for suburban land and fourteen years for rural land. Residence on the land by the purchaser must begin within six months from the issue of the license, and continue for four years on suburban land and six years on rural land. Opportunity is given to settlers under this method to pay cash, at their option, before the period of payment by installment has expired; upon full payment, grants are delivered to the purchasers; third, the perpetual lease method, which allows to the settler a thirty years' lease with rent fixed at five per cent. on the value of the land, with the refusal of a new lease, at the end of the term, for twenty-one years longer. In case the tenant does not wish to renew the lease, the privilege is put up at auction, the incoming tenant being obliged to pay the old lessee the value of his improvements. At any time a tenant under this method, who has performed the improvement conditions, may buy the land for cash at the money value upon which he has paid rent at five per cent.; fourth, the homestead system, under which the settler makes no payment for the land beyond the cost of survey. "On the fulfillment of the conditions which are the years' residence, the erection of a house and the cultivation of one-third of the selection if open land, and one-fifth if bush land, the crown grant is issued." Persons over 18 years of age may take from 50 to 75 acres, and persons under 18, 20 to 30 acres. Those taking lands under this method are released from obtaining lease plans, and those who have received land in those ways, or who are freeholders, may not take advantage of the homestead system. A somewhat similar restriction is a part of the perpetual lease method above referred to.

"The average sized holding for the last few years (in New Zealand) is 220 acres; and for the whole colony there were in February last (1890) somewhat less than 40,000 agricultural and pastoral holdings. The instalment and perpetual lease systems appear to be the most popular and under their conditions the greater part of rural lands are occupied. This occupancy under these two systems is now progressing at the average rate of eighty-eight applicants a month, requiring 23,182 acres of land, giving 263 acres as the average extent of the holdings.

It is easy to see that New Zealand under these circumstances has a safe and prosperous future, even with her heavy burden of public debt. If with our available public and private lands we should, by the intelligent adoption and administration of a wise land policy, create some three or four thousand holdings within the next ten or fifteen years, owned, inhabited and used by their occupants, each one becoming a home and family inheritance, and equal to the generous maintenance of a healthy family life, would we not be working more effectively for the future peace and prosperity of our country than would be possible by any other disposition of our resources?

FOREIGN GLEANINGS.

The costs in the baccarat suit amount in round numbers to something more than \$35,000.

Colgate University has been enriched by a gift of \$1,000,000 from Mr. James Colgate of New York.

A West Roxbury (Mass.) hostess, who makes a business of boarding cats, says that \$2 a week is about a fair price for boarding a cat in the country.

In a negro divorce suit in Atlanta the other day there were twenty witnesses, and not one of them knew a month in the year or could tell the time of day by a clock.

Money on call in New York is a drug in the market loaning at from two to three per cent. Any man having the right kind of security can get all the money he wishes at two per cent.

An egg from which a vigorous chick had been hatched by a dove was discovered the other day in a barn at Dana, Mass. The motherly dove had fostered the egg as if it was one of her own species.

"Four things are required of a woman," say the Chinese, "that virtue may dwell in her heart, that modesty shine on her forehead, that gentleness flow from her lips, and that work employ her hands."

The foreign mails leaving the port of New York on Saturday the 20th of June were the largest which have left that port in one day. Seventeen steamers departed carrying mails, the total number of letters alone amounting to 718,000.

Dr. Charles Eastman, the Sioux Indian to whom Elaine Goodale has just been married, was a good deal of an athlete while at Dartmouth. His practice sometimes disturbed students underneath and near his room. On one occasion some eighty sufferers paid him a visit to throw him out of the window. The civilized Sioux met them with a revolver and a dumb-bell. It is unnecessary to say that he was not thrown out.

The plot in which Sir John Macdonald is buried is surrounded by a plain, low iron fence. In the center of it is a modest red granite shaft with the name "Macdonald" and "Williamson" on its base. On one side lie father and mother, a sister, a brother, and the first wife. On the other side there is only one mound, and it is marked with the name of "Margaret Williamson." The grave of the dead premier is beside that of his mother.

THE REGAN VAPOR ENGINE IS adapted for pumping, hoisting, etc.

AN OLD ENGLISH ADV'T.

The following is said to be a literal copy of an old advertise-ment, over the door of a little shop in Devonshire, England. Roger Giles was evidently a jack at all trades and master of none:

"Roger Giles, Surgin, Parish clerk & Skulmaster, Grocer, & Hunder-taker, Respectably informs ladys & gentlemen that he drors teef with-out wateing a minit, applies laches every hour, blisters on the lowest terms, & vizzicks for a penny a peace. He sells Godfather's Kordales, kuts korns, bunyons, dokters bosses, clips donkies, wance a munt, & undertakes to luke after everybody's nays by the ear. Joesharps, penny wissels, brass kanelsticks, fryinpans, & other moozikal hinstuments bat grately reedooomed figers. Young ladys & gentlemen larnes their grammar & langedgie, in the pur-tiest manner, also grate care taken off their morrels & spellin. Also zarm-zinging, tazching the base vial, & all other zorts of vancy-work, squodrilis, pokers, weazils, & all country dances tort at home & abroad at perfeekshun. Perfumery & zaufl, in all its branches. As times is cruel bad, I begs to tell ey that i his jist beginned to sell all zorts of stashonary ware, cox, hens, vouns, pigs, & all other kind of poultry. Blakin-brishes, herrins, coles, skrabbin-brishes, traykel, godley bukkes & bibbles, mis-traps, brick-dist, whisker-seed, morrel pokker-ankerchers, & all zorts of swatamats, including taters, sassage, & other gardin stuff, bakky, zigers, lamp oyle, taykittles, & other intozikatin likkers; a dale of fruit, bats, zongs, hare oyle, pattins, bukkits, grindin stones, & other attable, korn & bun-yon zalve & all hardware. I as lald in a large azortment of trype, dogs' mate, lolipops, gingerbeer, matches, & other pickles, such as heps-on salts, hoysers, Winzer sope, aneztrul. Old rags bort & zold here & nowhereeles, new lade heggs by me Roger. Giles; zinging burdes keepled, such as howles, donkies, paykox, lobsters, crickets, also the stock of a cele-brated brayder. Agent for selling guttyporke souls. P. S.—I tayches gofagry, rithmetick, cowstiks, jinnas-tiks, & other chynees tricks."

New Advertisements.

Auction Sale of RANCH PROPERTY

On Saturday, Aug. 29, AT 12 NOON.

At the Auction Rooms of Lewis J. Levey, Fert and Queen Sts., Honolulu, will be sold at Public Auction, All the right, title and interest of DR. JOHN BRODIE in

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NOTICE.

AT A MEETING OF THE STOCK-holders of Kukuhi Plantation Co. held August 3, 1891, Mr. C. Bolte was elected Treasurer, in place of Jas. B. Castle, resigned; and Wm. F. Allen was elected Auditor, in place of C. Bolte, resigned. Mr. C. Bolte the Treasurer, will attend to all business connected with the Plantation until further notice. 2832-2w 1387-2t

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Reason No. 9—Reckless inattention to regular and legitimate business.
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MARSHAL'S SALE.

BY VIRTUE OF A WRIT OF EXE-cution issued out of the Police Court, on the 16th day of July, A. D. 1891, against Jas. I. Dowsett, Jr., defendant, in favor of J. W. McDonald, plaintiff, for the sum of \$319.87, I have levied upon and shall expose for sale at the front entrance of Aialani Hale, in the District of Honolulu, Island of Oahu, at 12 o'clock M. of MONDAY, the 31st day Aug., A. D. 1891, to the highest bidder, all the right, title and interest of the said Jas. I. Dowsett, Jr., defendant, in and to the following property, unless said judgment, interest, costs and my expenses be previously paid.

List of property for sale:

- 1 Cream Separator,
- 1 Gasoline Engine,
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- 1 Hay Cutter (new),
- 1 Box of Battery,
- 1 Box of Trunkets.

(Sig.) J. A. MEHRTEN, Deputy Marshal.

Honolulu, July 31, 1891.

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